

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **July 14, 2015 at 7:00 p.m.** at the Lindon City Center, City Council Chambers, 100 North
4 State Street, Lindon, Utah.

6 **REGULAR SESSION** – 7:00 P.M.

8 Conducting: Sharon Call, Chairperson
9 Invocation: Mike Marchbanks, Commissioner
10 Pledge of Allegiance: Ben Conder, Scout Troop 785

12 <u>PRESENT</u>	<u>ABSENT</u>
13 Sharon Call, Chairperson	13 Andrew Skinner, Commissioner
14 Bob Wily, Commissioner	14 Matt McDonald, Commissioner
15 Mike Marchbanks, Commissioner	
16 Rob Kallas, Commissioner	
17 Hugh Van Wagenen, Planning Director	
18 Jordan Cullimore, Associate Planner	
19 Kathy Moosman, City Recorder	

20 **Special Attendee:**
21 Matt Bean, Councilmember

- 24 1. **CALL TO ORDER** – The meeting was called to order at 7:03 p.m.
26 2. **APPROVAL OF MINUTES** – The minutes of the regular meeting of June 23, 2015
27 2015 were reviewed.

28
29 COMMISSIONER MARCHBANKS MOVED TO APPROVE THE MINUTES
30 OF THE REGULAR MEETING OF JUNE 23, 2015 AS PRESENTED.
31 COMMISSIONER WILY SECONDED THE MOTION. ALL PRESENT VOTED IN
32 FAVOR. THE MOTION CARRIED.

34 3. **PUBLIC COMMENT** –

35 Chairperson Call called for comments from any audience member who wished to
36 address any issue not listed as an agenda item. There were no public comments.

38 **CURRENT BUSINESS** –

- 40
41 4. **Public Hearing** – *General Plan Amendment – National Packaging Innovations.* Ed
42 Daley of National Packaging Innovations requests approval of a General Plan Map
43 amendment to change the land use designation of the lot at approximately 750 North
44 2800 West (parcel #13:063:0057) from Commercial to Mixed Commercial. The
45 Commission will consider the request and make a recommendation to the City
46 Council.

2 COMMISSIONER KALLAS MOVED TO OPEN THE PUBLIC HEARING.
3 COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT
4 VOTED IN FAVOR. THE MOTION CARRIED.

6 Jordan Cullimore, Associate Planner, gave a brief overview of this agenda item
7 noting this application came before the Planning Commission last year, and at that time
8 the property was re-designated and rezoned to Mixed Commercial. Since then the project
9 took a different direction and the Council directed staff to revert the General Plan
10 designation and zoning designation to Commercial. Mr. Cullimore stated the applicant is
11 now ready to move forward with the project. He noted that this development will likely
12 serve businesses that require office/warehousing space in which light assembly,
13 packaging, and shipping activities will occur. He added that the applicant's proposed use
14 is not allowed in the CG zone, but is allowed in the MC zone. He pointed out that Mr.
15 Daley will request the appropriate zoning under the next item on the agenda (item #5).

16 Mr. Cullimore mentioned that City Code requires that any zone change must be
17 consistent with the City's General Plan Designation, and the current General Plan
18 designation is Commercial, so the General Plan map must first be modified for the rezone
19 request to be possible. So, the applicant, Ed Daley (who is in attendance) is requesting
20 that the General Plan designation be changed to Mixed Commercial to permit the zone
21 change and allow the desired uses. He directed the Commission to consider this request
22 and then make a recommendation to the City Council. Mr. Cullimore noted that Curtis
23 Miner is also in attendance representing this application as the architect on the project.

24 Mr. Cullimore explained the General Plan currently designates the property under
25 the category of Commercial. This category includes retail and service oriented
26 businesses, and shopping centers that serve community and regional needs. Mr. Daley is
27 requesting that the General Plan designation of the property be changed to Mixed
28 Commercial, which includes the uses in the General Commercial designation, as well as
29 light industrial and research and business uses noting he is ready to move forward.

30 Mr. Cullimore then referenced the relevant General Plan policies to consider in
31 determining whether the requested change will be in the public interest as follows:

- 32 a) It is the purpose of the commercial area to provide areas in appropriate locations
33 where a combination of business, commercial, entertainment, and related activities
34 may be established, maintained, and protected.
35 b) Commercial use areas should be located along major arterial streets for high visibility
36 and traffic volumes.
37 c) The goal of commercial development is to encourage the establishment and
38 development of basic retail and commercial stores which will satisfy the ordinary and
39 special shopping needs of Lindon citizens, enhance the City's sales and property tax
40 revenues, and provide the highest quality goods and services for area residents.

Objectives of this goal are as follows:

- 41 1) Expand the range of retail and commercial goods and services available within the
42 community.
43 2) Promote new office, retail, and commercial development along State Street and
44 700 North.

45 Applicable city-wide land use guidelines are below:
46

2 Commercial. The Commission will consider the request and make a recommendation
4 to the City Council.

6 Mr. Cullimore stated this is part two of the two step process (the actual zone
8 request) that will be subject to the approval of the General Map amendment by the City
10 Council. He then gave a brief summary explaining this Zone Map amendment is
12 requested by Ed Daley (who is in attendance) of National Packaging Innovations. Mr.
Daly is requesting approval of this Zone Map amendment to change the zoning
designation of the lot at approximately 750 North 2800 West (parcel #13:063:0057) from
Commercial A8 (CG A-8) to Mixed Commercial. He directed the Commission to
consider the request and then make their recommendation to the City Council.

14 Commissioner Marchbanks commented that it appears that nothing has changed
16 from last year and he would be ready to make a motion. Chairperson Call asked if there
were any further questions or comments. Hearing none she called for a motion.

18 COMMISSIONER MARCHBANKS MOVED TO RECOMMEND TO THE
20 CITY COUNCIL APPROVAL OF THE APPLICANT’S REQUEST TO CHANGE THE
ZONING DESIGNATION OF THE LOTS IDENTIFIED BY UTAH COUNTY
22 PARCEL #13:063:0057 FROM GENERAL COMMERCIAL A8 (CG –A8) TO MIXED
COMMERCIAL (MC). COMMISSIONER WILY SECONDED THE MOTION. THE
VOTE WAS RECORDED AS FOLLOWS:

24 CHAIRPERSON CALL AYE
26 COMMISSIONER MARCHBANKS AYE
COMMISSIONER KALLAS AYE
COMMISSIONER WILY AYE
THE MOTION CARRIED UNANIMOUSLY.

28 Chairperson Call asked if there were any public questions or comments. Hearing
30 none she called for a motion to close the public hearing.

32 COMMISSIONER KALLAS MOVED TO CLOSE THE PUBLIC HEARING.
34 COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT
VOTED IN FAVOR. THE MOTION CARRIED.

36 6. **Major Subdivision** – *Huckleberry Estates, approx. 750 North Locust Ave.* Jared
38 Bishop requests preliminary approval of an eight (8) lot subdivision, six (6) of which
40 will be in Lindon and two (2) in Pleasant Grove, including dedication of public
streets, at approximately 750 North Locust Avenue in the Single Family Residential
(R1-20) zone.

42 Hugh Van Wagenen, Planning Director, led this discussion by explaining Jared
44 Bishop (who is in attendance) is requesting preliminary approval to create eight (8) lots
and dedicate a new public street in the Single Family Residential (R1-20) zone (just
46 under 4 ½ acres). He noted that two additional lots of the subdivision will be located in
Pleasant Grove. Lots 3, 4, 5, 6 and the majority of Lot 8 will front on 1000 South in
48 Pleasant Grove; lots 1 and 2 will be in Pleasant Grove. Mr. Van Wagenen explained the
utilities will be shared as the lots will receive sewer and culinary water service from
Lindon City and the secondary water and storm drain will be connected to Pleasant Grove

2 City's systems. He stated that Lindon and Pleasant Grove are working on an interlocal
agreement regarding utility service to this subdivision (and similar situations as may
4 come up in the future). Mr. Van Wagenen stated an agreement signed by both Cities
should be a condition of approval before the plat is recorded at the County. He noted the
6 City boundary is located on the south side of the road at the back of the walk.

8 Mr. Van Wagenen then explained the minimum lot size in the R1-20 zone is
20,000 square feet (.46 acre) and of the lots in Lindon, 3 through 7 meet the minimum
requirement while Lot 8 is 17,891 square feet. He noted this lot #8 currently exists in
10 more or less the same configuration as is being proposed in the subdivision. The current
configuration exists as is due to the City boundary with Pleasant Grove and required road
12 dedication for 1000 South. He stated that staff considers this lot to be a legal,
nonconforming lot because its constraints are being imposed by government action with
14 regards to the City boundary and required road dedication. The minimum frontage in the
R1-20 zone is 50 feet and all lots meet this requirement. Lot width requirements
16 necessitate 100 feet of width at the front yard setback which is 30 feet back from the
property line and all lots meet this requirement.

18 Mr. Van Wagenen noted that since 1000 South is a Pleasant Grove road, the street
will meet that city's cross section. However, a temporary turn around on the east end of
20 the road will be required by Engineering. He went on to say that staff has determined that
the proposed subdivision complies, or will be able to comply before final approval, with
22 all remaining land use standards in LCC 17.32. He noted that the City Engineer is
addressing engineering standards and all engineering issues will be resolved before final
24 approval is granted.

26 Mr. Van Wagenen stated that staff recommends a condition of approval in the
motion tonight be that the interlocal agreement be signed and executed between the two
cities before the plat gets recorded. Staff feels this meets the minimum square footage
28 except for lot 8 which is a little bit unique as it sits right on the border and is a
substandard, legal non-conforming lot. Mr. Van Wagenen then referenced an aerial photo
30 of the proposed subdivision, photographs of the existing site, and the preliminary plan
followed by discussion.

32 Commissioner Kallas inquired how the taxing authority situation would be
handled on the different lots. Mr. Van Wagenen stated that Lindon properties fronting on
34 the Pleasant Grove road will be Lindon. Clark Evans, property owner in attendance,
made a comment that the property is taxed by Lindon and Pleasant Grove and it was
36 originally also taxed by the County.

38 Chairperson Call commented that the executed utility agreement between Lindon
and Pleasant Grove needs to be included in the motion as a condition. Commissioner
Marchbanks questioned, since this is an infill project, has the possibility of blend of a
40 transition of lot sizes been explored. Mr. Van Wagenen stated he has not heard that
issue come up, and if it has been brought up there has not been any ordinance change
42 requests. The applicant stated they would be open to exploring an ordinance change.
Commissioner Wily inquired what the zoning is on the Pleasant Grove side. Mr. Van
44 Wagenen stated they are 10,000 square foot lots and in the R1-12 zone. Chairperson Call
mentioned that it appears this will be a nice subdivision with nice lots. She added that the
46 next step will be to go to the City Council for approval.

48 Chairperson Call called for any further comments or questions from the
Commissioners. Hearing none she called for a motion.

2 COMMISSIONER KALLAS MOVED TO RECOMMEND APPROVAL OF
4 THE APPLICANT’S REQUEST FOR APPROVAL OF AN EIGHT LOT
6 RESIDENTIAL SUBDIVISION WITH THE CONDITION THAT THE UTILITY
8 AGREEMENT BETWEEN LINDON CITY AND PLEASANT GROVE CITY BE
10 ENTERED INTO IN ORDER TO SERVE THE LOTS IN THE HUCKLBERRY
12 SUBDIVISION PRIOR TO RECORDING THE PLAT. COMMISSIONER
14 MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS
FOLLOWS:

10 CHAIRPERSON CALL AYE
11 COMMISSIONER MARCHBANKS AYE
12 COMMISSIONER KALLAS AYE
13 COMMISSIONER WILY AYE
14 THE MOTION CARRIED UNANIMOUSLY.

16 7. **Minor Subdivision** – *Torgersen Heights, approx. 514 North Locust Avenue.*
17 Danielle Torgersen requests preliminary approval of a two (2) lot subdivision at
18 approximately 514 North Locust Avenue in the Single Family Residential (R1-20)
19 zone.
20

21 Mr. Cullimore gave some background of this agenda item explaining Danielle
22 Torgersen (who is in attendance) is requesting preliminary approval of a two (2) lot
23 subdivision at approximately 514 North Locust Avenue in the Single Family Residential
24 (R1-20) zone. Mr. Cullimore noted this subdivision creates two residential lots out of one
25 currently existing residential lot in the Single Family (R1-20) zone. He noted the
26 minimum lot size in the R1-20 zone is 20,000 square feet (.46 acre) and the existing lot is
27 1.38 acres. He went on to say this subdivision will create two new lots with lot 1 being
28 36,616 square feet and lot 2 will be 23,585 square feet in area. He stated that curb, gutter,
29 and utility stubs were installed along the frontage with the recent rebuild of Locust
30 Avenue. He added that the remaining required improvements will be installed, or bonded
31 for, before recordation of the plat.

32 Mr. Cullimore stated the proposed subdivision identifies an existing out building
33 that, if left in its current position, will not comply with residential setback requirements.
34 He added that staff recommends, as a condition of approval, that the building be either
35 removed or moved to comply with existing setback requirements. He noted that staff has
36 determined that the proposed subdivision complies with all remaining land use standards.
37 Mr. Cullimore stated the City Engineer is addressing engineering standards and all
38 engineering issues will be resolved before final approval is granted. Mr. Cullimore added
39 that this is a pretty straightforward minor subdivision and staff has no concerns or issues.

40 Mr. Cullimore then referenced for discussion an aerial photo of the proposed
41 subdivision, photographs of the existing site and the preliminary plan followed by some
42 general discussion. Chairperson Call called for any further comments or questions from
43 the Commissioners. Hearing none she called for a motion.
44

45 COMMISSIONER KALLAS MOVED TO APPROVE THE APPLICANT’S
46 REQUEST FOR APPROVAL OF A TWO LOT RESIDENTIAL SUBDIVISION TO BE
47 KNOWN AS TORGERSEN HEIGHTS WITH THE FOLLOWING CONDITIONS 1.
48 THAT THE PROPERTY LINES BE ADJUSTED SO THEY MEET THE MINIMUM

2 WIDTH REQUIREMENT OF THE LOT AND 2. THAT THE EXISTING HOME BE
TORN DOWN OR BONDED FOR BEFORE RECORDATION OF THE PLAT.
4 COMMISSIONER WILY SECONDED THE MOTION. THE VOTE WAS
RECORDED AS FOLLOWS:

6 CHAIRPERSON CALL AYE
COMMISSIONER MARCHBANKS AYE
8 COMMISSIONER KALLAS AYE
COMMISSIONER WILY AYE

10 THE MOTION CARRIED UNANIMOUSLY.

12 8. **Site Plan** – *NuStar, approx. 1352 West 300 South*. Robert Tubman of UIS requests
14 site plan approval of a 162,250 square foot industrial building at approximately 1352
West 300 South in the Light Industrial (LI) zone.

16 Mr. Cullimore led this discussion by explaining Robert Tubman of UIS along
with Mike Carnazzo (representing the potential tenant) are in attendance for this
18 application. He noted that Mr. Tubman is requesting site plan approval of a 162,250
square foot industrial building located at approximately 1352 West 300 South in the
20 Light Industrial (LI) zone. Mr. Cullimore stated the applicant proposes to construct a
162,250 square foot industrial building on lot 1 of Lakeside Business Park Subdivision
22 Plat A. He noted the proposed tenant for the building will be classified in the Standard
Land Use Table as “General Food Manufacturing”, which, when conducted in a building
24 larger than 20,000 square feet, is a conditionally permitted use. Consequently, if the
Commission identifies potential impacts of the proposed use that may be detrimental to
26 surrounding uses, reasonable conditions may be imposed to mitigate the identified
impacts.

28 Mr. Cullimore commented that the proposed structure will consist of 6,000 square
feet of office space, 4,000 square feet of warehouse space and 152,250 square feet of
30 manufacturing space. The required parking ratio for office space is 1/350 square feet, the
ratio for manufacturing is 1/750 square feet, and the ratio for warehouse space is 1/1000
32 square feet in the Light Industrial zone. According to these ratios, the total number of
required parking stalls is 224, with at least 7 ADA accessible stalls. Mr. Cullimore
34 mentioned that the current site plan shows 212 parking stalls with 7 ADA spaces. This
discrepancy that was overlooked in the first review of the proposal by staff, but staff is
36 confident that the issue can be resolved either by reconfiguring some of the parking,
adjusting the square footages of the uses in the building, a shared parking agreement, or a
38 combination of the three options. He noted that the applicant has informed them they are
proposing to use a shared parking agreement. Mr. Cullimore stated that staff also
40 recommends, as a condition of approval, that the parking deficiency be resolved before
the plans are finalized. Additionally, the Code requires 8 bicycle parking stalls. The site
42 plan proposes 12 bicycle stalls to meet this requirement.

Mr. Cullimore then referenced the summary of parking requirements as follows:

- 44 • Vehicle Spaces Required: 224
- Vehicle Space Provided: 212
- 46 • Bicycle Spaces Required: 8
- Bicycle Spaces Provided: 12

2 Mr. Cullimore explained the Light Industrial zone requires a 20' landscaped strip
along all street frontages with trees planted within the strip every 30' on center. Thirty
4 percent of the frontage landscaping may be landscaped with non-living materials other
than grass. The site plan proposes some variation in the design of the landscaped frontage
6 because of wetland and detention areas. He explained the Code allows the Planning
Commission to grant such variations if it determined to be in the public interest.

8 Mr. Cullimore further explained that the Code requires that interior landscaping
must be provided at 40 square feet per required stall and that at least 75% of the ground
10 cover must consist of living vegetation. The site requires 224 parking stalls, which will
require at least 8,960 square feet of interior landscaping, exclusive of the required
12 landscaped strip along street frontage. He went on to say the submitted landscaping plan
proposes 9,665 square feet of interior landscaping. The Planning Commission needs to
14 verify that at least 75% of the 9,665 square feet of that area will consist of living
vegetation. The code also requires 1 interior tree per 10 required parking stalls. The
16 proposed site plan includes 21 interior trees to satisfy this requirement.

18 Mr. Cullimore also explained that the Code requires that all buildings in the Light
Industrial Zone must be "aesthetically pleasing, well-proportioned buildings which blend
with the surrounding property and structures." The applicant is proposing a colored
20 concrete tilt-up structure. Regarding such structures, the code requires the following:

- 22 • Painted or colored concrete exteriors are permitted if the shade of each color
is consistent and if the building is also finished with additional architectural
24 details such as entrance canopies, wrought iron railings and finishes, shutters,
multi-level porches, metal shades, and metal awnings. Colored elevations will
be presented at the Planning Commission meeting for consideration and
26 review.

28 Mr. Cullimore noted the Code requires buildings in the LI zone to be earth-tone
colors. Elevations showing the proposed color of the building will be presented at the
30 Planning Commission meeting for review by the Commissioners. He noted the proposed
structure satisfies setback and height requirements of the Light Industrial zone. The City
32 Engineer is working through technical issues related to the site and will ensure all
engineering related issues are resolved before final approval is granted. Mr. Cullimore
34 then referenced an aerial photo of the site and surrounding area, photos of the site, site
plan, landscaping plan, and the earth-tone color palette. Mr. Cullimore stated it is the use
36 that will be conditionally permitted. He then turned the time over to the applicant for
comment.

38 Mr. Tubman described their business at this time noting they manufacture
vitamins, nutritional bars, juice, powders, and also effervescent products for multiple
40 vendors and they also diversify their business base. He noted they will employ around
200 employees at the maximum level. They have multiple facilities at other locations
42 throughout the country. They chose to expand in Lindon because they like the
environment and the employee base. Mr. Tubman also showed a rendition of the
44 proposed building/facility. There was then some additional discussion regarding this site
plan application. Chairperson Call observed that other than including the shared parking
46 agreement as a condition it appears this meets all other requirements.

48 Chairperson Call called for any further comments or questions from the
Commissioners. Hearing none she called for a motion.

2 COMMISSIONER WILY MOVED TO APPROVE THE APPLICANT'S
3 REQUEST FOR SITE PLAN APPROVAL WITH THE CONDITION THAT THE
4 SHARED PARKING AGREEMENT BE EXECUTED AND SUBMITTED TO THE
5 CITY. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE
6 WAS RECORDED AS FOLLOWS:

7 CHAIRPERSON CALL AYE
8 COMMISSIONER MARCHBANKS AYE
9 COMMISSIONER KALLAS AYE
10 COMMISSIONER WILY AYE
11 THE MOTION CARRIED UNANIMOUSLY.

12
13 9. **Alteration of Nonconforming Use** – *Mitchell X, approx. 1400 West 300 South.* Scott
14 Mitchell requests approval of an alteration and /or enlargement of a nonconforming
15 use (rock product recycling & concrete batching) at approximately 1400 West 300
16 South in the Light Industrial (LI) zone.

17 Mr. Cullimore stated the applicant, Scott Mitchell, has requested that this item be
18 continued to the next available Planning Commission meeting. Chairperson Call called
19 for any comments or questions from the Commissioners. Hearing none she called for a
20 motion to continue.

21
22 COMMISSIONER MARCHBANKS MOVED TO CONTINUE THE
23 APPLICANT'S REQUEST FOR SITE PLAN APPROVAL TO THE NEXT
24 AVAILABLE PLANNING COMMISSION MEETING. COMMISSIONER WILY
25 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

26 CHAIRPERSON CALL AYE
27 COMMISSIONER MARCHBANKS AYE
28 COMMISSIONER KALLAS AYE
29 COMMISSIONER WILY AYE
30 THE MOTION CARRIED UNANIMOUSLY.

31
32 10. **Continued Public Hearing** – *Ordinance Amendment – Commercial and Industrial*
33 *Landscaping.* **This item has been continued to the next available Planning**
34 **Commission meeting.** Lindon City requests approval of an Ordinance Amendment to
35 LCC Chapters 17.47 Research and Business Zone, and 17.48 Commercial Zones,
36 17.49 Industrial Zones, and 17.50 Mixed Commercial to allow more water wise
37 landscaping options.

38
39 Mr. Cullimore stated this item has been continued to the next available Planning
40 Commission meeting. Lindon City requests approval of an Ordinance Amendment to
41 LCC Chapters 17.47 Research and Business Zone, and 17.48 Commercial Zones, 17.49
42 Industrial Zones, and 17.50 Mixed Commercial to allow more water wise landscaping
43 options.

44 Chairperson Call called for any comments or questions from the Commissioners.
45 Hearing none she called for a motion to continue.

46
47 COMMISSIONER WILY MOVED TO CONTINUE THE ORDINANCE
48 AMENDMENT TO THE NEXT AVAILABLE PLANNING COMMISSION

2 MEETING. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE
VOTE WAS RECORDED AS FOLLOWS:

4 CHAIRPERSON CALL AYE
COMMISSIONER MARCHBANKS AYE
6 COMMISSIONER KALLAS AYE
COMMISSIONER WILY AYE
8 THE MOTION CARRIED UNANIMOUSLY.

10 **11. New Business: Reports by Commissioners –**

12 Chairperson Call mentioned she was approached by a concerned resident
regarding overgrown weeds and trees and who they should contact at the city. Mr.
14 Cullimore stated to contact the development office and they will follow up with the issue.
Commissioner Marchbanks commented that his neighbor went with a water wise
16 landscaping plan to conserve water that looks very nice. He would encourage everyone to
conserve and realize that we do live in a desert and should be more water wise and
18 conservative. Mr. Cullimore stated they are currently reaching out to some landscape
architects and are working with the Utah Water Conservancy District to devise a plan to
20 implement that will work for the City and property owners as well.

Commissioner Kallas asked for an update on the street light at Center Street as he
22 saw some blue stake markings in the area. Mr. Van Wagenen replied he believes that is
what is happening as they are close to wrapping this issue up. Chairperson Call inquired
24 how the Ivory project public meeting went. Commissioner Wily commented that he
attended and felt it went well and Ivory handled it very well; by and large there will be
26 action from the neighbors (pro's and con's) and Ivory will be adjusting the expectations.
He noted there was a good crowd with approximately 50-60 people in attendance.

28 Chairperson Call called for any further comments or discussion. Hearing none she
moved on to the next agenda item.

30

12. Planning Director Report–

32

Mr. Van Wagenen reported on the following items followed by discussion:

34

- City Council approved the Bicycle & Pedestrian Master Plan.
- Residential accessory building requirements – There was some general
36 discussion regarding this issue. Staff will bring something back.
- Next meeting on July 28th is cancelled.

38

Chairperson Call called for any further comments or discussion. Hearing none she
40 called for a motion to adjourn.

42 **ADJOURN –**

44 COMMISSIONER KALLAS MADE A MOTION TO ADJOURN THE
MEETING AT 8:53 P.M. COMMISSIONER MARCHBANKS SECONDED THE
46 MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

48

2

Approved – August 11, 2015

4

6

Sharon Call, Chairperson

8

10 Hugh Van Wagenen, Planning Director